

Kansas Department on Aging

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>N046049</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING: _____  B. WING: _____	(X3) DATE SURVEY COMPLETED  <b>08/16/2013</b>
NAME OF PROVIDER OR SUPPLIER  <b>BRIGHTON GARDENS OF PRAIRIE VILLAGE</b>		STREET ADDRESS, CITY, STATE, ZIP CODE <b>7105 MISSION ROAD PRAIRIE VILLAGE, KS 66208</b>		
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
S 000	INITIAL COMMENTS  The following citation represent the findings of a Licensure Resurvey and Complaint Investigations #KS 00066502 and #KS0006614.	S 000		
S3420 SS=E	28-39-256 MECHANICAL REQUIREMENTS  (c) Mechanical requirements.  (1) Heating, air conditioning, and ventilating systems.  (A) The system shall be designed to maintain a year-round indoor temperature range of 70oF or 21oC to 85oF or 26oC.  (B) Each apartment or individual living unit shall allow the resident to control the temperature.  (2) Plumbing and piping systems.  (A) Backflow prevention devices or vacuum breakers shall be installed on fixtures to which hoses or tubing can be attached.  (B) Water distribution systems shall be arranged to provide hot water at outlets at all times. The temperature of hot water shall range between 98oF and 120oF at bathing facilities, sinks, and lavatories in resident use areas.  (3) Electrical requirements.  (A) All spaces occupied by persons or machinery and equipment within the buildings, approaches to buildings, and parking lots shall have adequate lighting.  (B) Minimum lighting intensity levels shall be	S3420		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

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S3420	<p>Continued From page 1</p> <p>as required in Table 1.</p> <p>(C) Each corridor and stairway shall remain lighted at all times.</p> <p>(D) Each light in resident use areas shall be equipped with shades, globes, grids, or glass panels.</p> <p>This REQUIREMENT is not met as evidenced by: K.A.R. 28-39-256-(c)(2)(B)</p> <p>The facility identified a census of 98 residents. Based on observation, record review, and interview the faacility failed to maintain hot water temperatures as required in 4 of 4 common areas of the facility.</p> <p>Findings included:</p> <ul style="list-style-type: none"> <li>- Observation on 8/8/13 at 9:14 A.M. the first floor common bathroom water temperature registered 124.5 degrees Farenheight (F).</li> </ul> <p>Observation on 8/8/13 at 9:38 A.M. the second floor common bathroom near the wellness center, water temperature registered 126.4 degrees F.</p> <p>Observation on 8/8/13 at 9:22 A.M. the third floor common bathroom near the television room, water temperature registered 126.6 degrees F.</p> <p>Observation on 8/8/13 at 9:22 A.M. the common bathroom near the television room, water temperature registered 125.2 degrees F.</p> <p>Interview on 8/8/13 at 10:28 A.M. maintnenance staff A stated he/she spot checked 6 different locations each day and had never calibrated</p>	S3420		

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S3420	<p>Continued From page 2</p> <p>his/her thermometer.</p> <p>Record review on 8/8/13 revealed water temperatures were obtained but lacked identification of the room, maintaince staff took the water temperatures from.</p> <p>The Policy and Procedure dated 10/5/2010 titled Water Temperature Log revealed the water temperature reading was taken daily from common areas and a resident suite. The appropriate water temperature would be between 105 to 120 degrees F. Necessary adjustments would be made to the domestic hot water system if the temperatue was above or below the appropriate temperature.</p> <p>The facility failed to maintain the hot water temperature between 98 and 120 degrees farenheight as required.</p>	S3420		